

110.0

0002

0010.B

Map

Block

Lot

1 of 1

Residential
CARD

ARLINGTON

Total Card / Total Parcel

963,100 / 963,100

963,100 / 963,100

963,100 / 963,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90-92		WESTMORELAND AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KLOTSONIS KYRIAKOULA-ANTHOULA	
Owner 2: C/O KRITHARAS CHRISTINE	
Owner 3:	
Street 1: 147 FAIRVIEW AVE	
Street 2:	

Twn/City: BELMONT	
St/Prov: MA	Cntry
Own Occ: Y	

Postal: 02478	Type:
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PREVIOUS OWNER
Owner 1: KLOTSONIS NICOLAS--ETAL -
Owner 2: KLOTSINIS ANTHOU -
Street 1: 90 WESTMORELAND AVE
Twn/City: ARLINGTON

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION
This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1976, having primarily Vinyl Exterior and 3660 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

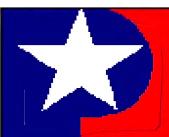
PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes

104 Two Family	5000	Sq. Ft.	Site	0	70.	1.14	6															

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								70309
								GIS Ref
								GIS Ref
								Insp Date
								11/01/18



USER DEFINED

Prior Id # 1: 70309
Prior Id # 2:
Prior Id # 3:
Date Time
12/30/21 07:37:07
Print
Last Rev
Date Time
02/19/19 12:03:34
ekelly
8615
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	564,100	0	5,000.	399,000	963,100		Year end	12/23/2021
2021	104	FV	537,400	0	5,000.	399,000	936,400		Year End Roll	12/10/2020
2020	104	FV	537,400	0	5,000.	399,000	936,400	936,400	Year End Roll	12/18/2019
2019	104	FV	423,700	0	5,000.	393,300	817,000	817,000	Year End Roll	1/3/2019
2018	104	FV	423,700	0	5,000.	302,100	725,800	725,800	Year End Roll	12/20/2017
2017	104	FV	396,100	0	5,000.	285,000	681,100	681,100	Year End Roll	1/3/2017
2016	104	FV	396,100	0	5,000.	262,200	658,300	658,300	Year End	1/4/2016
2015	104	FV	357,400	0	5,000.	245,100	602,500	602,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KLOTSONIS NICOL	60855-394		12/28/2012	Convenience		1	No	No	
	12940-64		2/27/1976		62,900	No	No	Nicolas Klotsonis dod 7/5/2007	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/1/2018		MEAS&NOTICE						HS Hanne S
3/25/2009		Measured						372 PATRIOT
2/1/2000		Measured						264 PATRIOT
12/1/1981								KM

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
3/25/2009	Measured	372	PATRIOT
2/1/2000	Measured	264	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																	
Type: 13 - Multi-Garden	Sty Ht: 2 - 2 Story	(Liv) Units: 2	Total: 2	Full Bath: 2	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	ENT 4 (16) 4 1													
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:	RESIDENTIAL GRID								25															
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: BEIGE	View / Desir:	Kits: 2	Rating: Good	1st Res Grid	Desc: Line 1	# Units 1	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	44							
GENERAL INFORMATION				A Kits:	Rating:	Other			SFL FFL BMT (1320)												44								
Grade: C - Average	Year Blt: 1976	Eff Yr Blt:	Alt LUC:	Frl:	Rating:	Upper																							
Jurisdict:		Fact: .	Const Mod:	WSFlue:	Rating:	Lvl 2																							
Lump Sum Adj:				Name:		Lvl 1																							
INTERIOR INFORMATION				% Own:		Lower																							
Avg Ht/FL: STD	Prim Int Wal 1 - Drywall	Sec Int Wall:	Partition: T - Typical	Phys Cond: AG - Avg-Good	22. %	Totals	RMs: 9	BRs: 4	Baths: 2	HB																			
Prim Floors: 3 - Hardwood	Sec Floors:	Total: 22.3 %	DEPRECIATION	Exterior:	No Unit	RMS	BRS	FL																					
Bsmnt Flr: 12 - Concrete	Subfloor:		Functional:	Interior:	1	5	2																						
Bsmnt Gar:	Electric: 3 - Typical		Economic:	Additions:	1	4	2																						
Insulation: 2 - Typical	Int vs Ext:		Special:	Kitchen:																									
Heat Fuel: 1 - Oil	Heat Type: 3 - Forced H/W	# Heat Sys: 2	Override:	Baths:																									
% Heated: 100	% AC:	Solar HW: NO	Depreciation: 161896	Plumbing:																									
% Com Wal	% Sprinkled	Depreciated Total: 564095	Electric:	Electric:																									
CALC SUMMARY				Heating:																									
COMPARABLE SALES				General:																									
Basic \$ / SQ: 180.00	Size Adj.: 1.04325843	Const Adj.: 1.00989902	Adj \$ / SQ: 189.645	Other Features: 107500	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val	Juris. Factor:	Before Depr:	189.65	Net Sketched Area: 4,006	Total: 618,491	SUB AREA	SUB AREA DETAIL												
Subfloor:							LUC Factor: 1.00	Adj Total: 725991	Special Features: 0	Val/Su Net: 140.81	Size Ad	2670	Gross Area	4006	FinArea	3660	SFL	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Bsmnt Gar:	Electric:							Depreciation: 161896	Final Total: 564100	Val/Su SzAd 211.27							BMT	Basement	1,320	84.630	111,711	BMT	100	RRM	75 A				
Electric:	3 - Typical							Depreciated Total: 564095									FFL	First Floor	1,320	189.650	250,332								
Insulation:	2 - Typical																ENT	ENTRY	16	26.660	427								
Int vs Ext:																													
Heat Fuel:	1 - Oil																												
Heat Type:	3 - Forced H/W																												
# Heat Sys:	2																												
% Heated:	100																												
Solar HW:	NO	Central Vac:	NO																										
% Com Wal		% Sprinkled																											
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:	IMAGE												AssessPro Patriot Properties, Inc							
SPEC FEATURES/YARD ITEMS																PARCEL ID 110.0-0002-0010.B													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value												
More: N				Total Yard Items:				Total Special Features:				Total:																	